



Town of Harpswell
Planning Board Minutes
December 9, 2015
PUBLIC HEARING
Adopted January 20, 2016

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Aaron Fuchs
Frank Wright IV, Associate Member

Members Absent

Debora Levensailor
John Papacosma, Associate Member

Staff Present

Mark Eyerman, Interim Planner
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited and Board members were introduced.

Old Business: None

Ordinance Amendments - Basic Land Use Ordinance:

Opportunity for the Planning Board Opportunity to Assume Jurisdiction: The Planner explained the proposed set of amendments to the Basic Land Use Ordinance with respect to nonconforming structures. The Board had no additional changes.

Accessory Temporary Living Accommodation: The Planner explained that the Basic Land Use Ordinance has a provision that allows people to get a permit to live in the foundation while they build the remainder of the house. The Code Enforcement Office has allowed people to move in an RV or tent for up to 120 days but in some cases they request to extend beyond that 120 days. After the Planning Board looked at this, create a provision to bring a temporary accommodation on property for 12 months with a Temporary Certificate of Compliance. The Board discussed storage of construction materials in the temporary building. Also, discussed is that the temporary accommodation, once the primary dwelling is complete, has to be removed from the property and disconnected from the sewage disposal system. The Board felt the temporary accommodation can stay on the property but not connected to the septic. The Shoreland Zoning Ordinance would be changed also.

Non-Agricultural Fertilizer Use: The Planner explained that these changes are at the request of the Conservation Commission to take language about fertilizer use in the Shoreland Zoning Ordinance and moves it into the Insect Growth Regulator Ordinance. Also proposed is to change the name of the current Insect Growth Regulator and Insecticide Application Control Ordinance.

Mary Ann Nahf and Sue Vachon presented a slide show and explained the research completed by the Conservation Commission to reduce fertilizers and pesticides in Harpswell.

Jim Knight, resident spoke in favor of the amendments to this Ordinance.

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Public Hearing Closed:

Communications: There is a site walk at 10:00 AM Friday, December 11, 2015 at Conant Lane, Bailey Island. The next regular meeting is Wednesday, December 16, 2015.

Planner's Update: None

Adjournment: Meeting adjourned at 8:25 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary